



Flat 1, 15 Hyde Park Road, Harrogate, North Yorkshire, HG1 5NR

£220,000

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A very spacious two-bedroom duplex apartment with three bathrooms and parking space situated in the heart of Harrogate town centre.

This super property provides generous accommodation over the ground and lower ground floor of this attractive period town house. On the ground floor there is a large sitting room with bay window, together with a well-equipped kitchen with dining area, bathroom and main bedroom with en-suite shower room. On the lower ground floor there is the second bedroom, additional bathroom and box room which could be used as a study / snug.

The property has the rare benefit of a parking area at the rear of the building. The property is situated in this most convenient location in the heart of Harrogate town centre just a stone's throw from the railway station and the many varied amenities of the town. Offered for sale with no onward chain.





GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window and attractive fireplace with wood-burning stove.

KITCHEN

With dining area and a range of fitted wall and base units with gas hob and space for appliances.

REAR PORCH

Providing access to the rear of the building.

BEDROOM 1

A double bedroom with fitted shelving.



EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin set within a vanity unit and shower.

BATHROOM

A modern white suite with WC, washbasin and bath with shower above. Window to rear.

LOWER GROUND FLOOR

BEDROOM 2

A double bedroom with fitted cupboard and door leading to the rear.

BOXROOM

A further room potential to be used as a study/snug (no windows).



BATHROOM

With WC, basin and bath.

OUTSIDE

To the rear of the property there is an area allocated to the flat which can be used for parking.

AGENT'S NOTES

The property has a long lease. The freehold of the building is owned by the current flat owners and will be sold as part of the property.

Maintenance of the building is split 50/50 between the two flats in the building.

There are no restrictions on letting the flat or keeping pets.

Tenure - Leasehold

Council Tax Band - B





Total Area: 104.5 m² ... 1125 ft²
All measurements are approximate and for display purposes only.
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